

HUNTERS[®]

HERE TO GET *you* THERE



Wood View

Messingham, Scunthorpe, DN17 3UG

Offers In The Region Of £280,000



Council Tax: C



1 Wood View

Messingham, Scunthorpe, DN17 3UG

Offers In The Region Of £280,000



Front

Attractive front to the home, which has a block paved driveway, which offers ample off road parking, leading to the integral garage, which benefits from electrics. Possibility of extending over the garage to create further bedroom - subject to necessary permissions).

Garden

Good sized garden to the rear, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing, which offers a degree of privacy to the area.

Kitchen / Diner

17'7" x 10'7" (5.38m x 3.25m)

Generously sized kitchen / diner to the rear of the home, which benefits from ample wall and floor units for storage. The kitchen also has a handy breakfast bar, and leads through an archway to the dining room.

Dining Room

8'8" x 10'0" (2.66m x 3.06m)

Dining room, which has double doors accessing the rear garden and also double doors leading through to the lounge.

Lounge

11'2" x 16'9" (3.42m x 5.13m)

Neutrally decorated, spacious lounge to the front aspect of the property.

Bedroom 1

9'3" x 13'0" (2.83m x 3.97m)

Neutrally decorated double bedroom to the front of the home, which benefits from ample fitted storage and an en-suite shower room.

En-suite shower room

En-suite to bedroom 1, which has a neutral suite, with walk in shower and heated towel rail.

Bedroom 2

10'4" x 10'2" (3.15m x 3.10m)

Double bedroom to the rear of the home.

Bedroom 3

7'4" x 7'4" (2.24m x 2.25m)

Bathroom

Family bathroom, with neutral suite.

This attractive and well maintained family home, which is in a desirable position in Messingham, briefly comprises; a generous kitchen / diner, spacious front lounge, leading through double doors to the dining room, ground floor wc. To the first floor there are three bedrooms - the master of which is en-suite - and a family bathroom. In addition to this the home benefits from a gas central heating system and double glazing. To the front of the home there is a driveway - offering ample off road parking, leading to the integral garage, which benefits from electrics. To the rear of the property there is a good sized garden, which is predominantly laid to lawn, with a patio seating area.

This beautiful home is located in desirable position, in the popular village of Messingham, close to local schools, amenities and bus routes. The village of Messingham benefits from a variety of individual shops and restaurants. Viewing advised!



Road Map



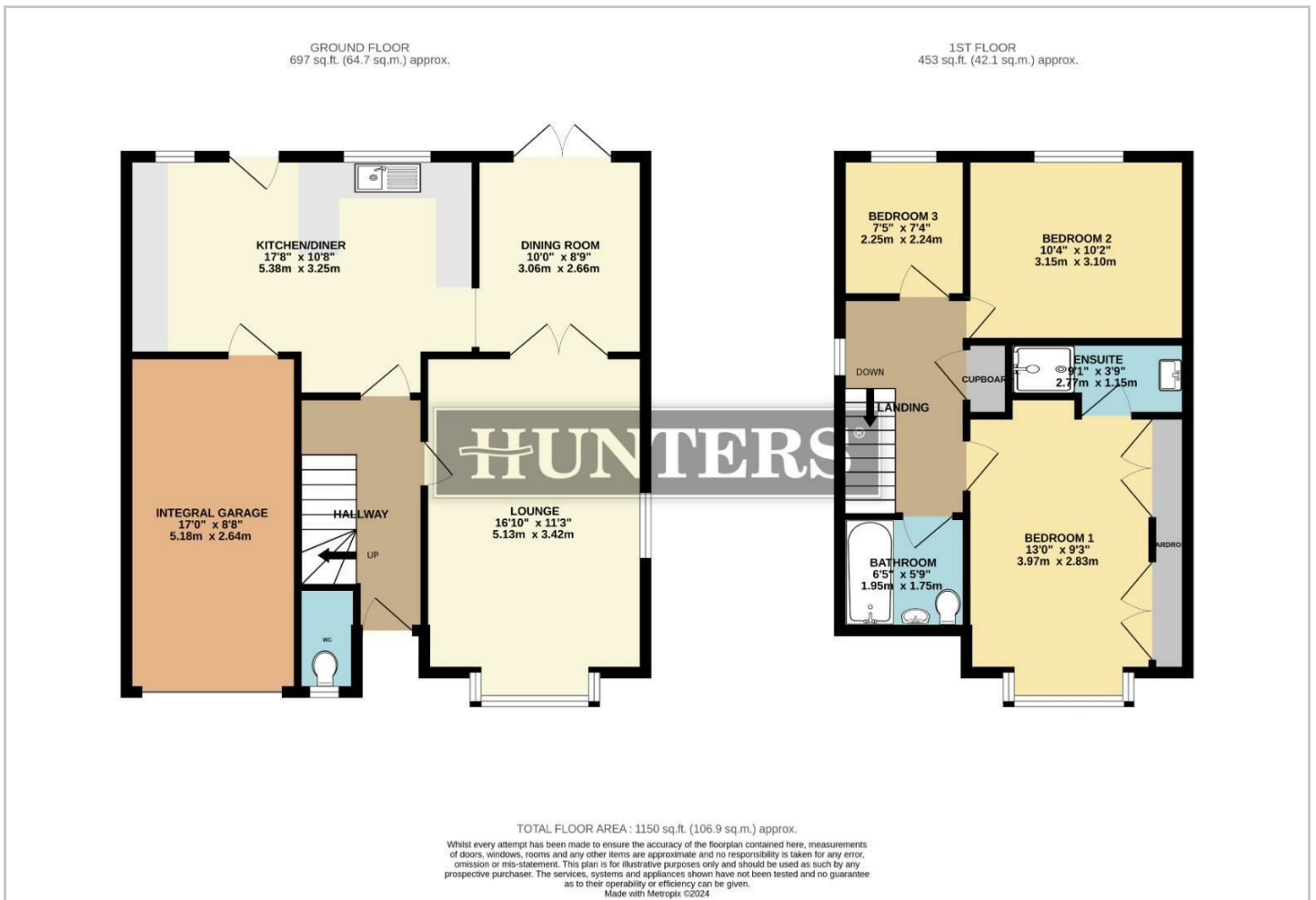
Hybrid Map



Terrain Map



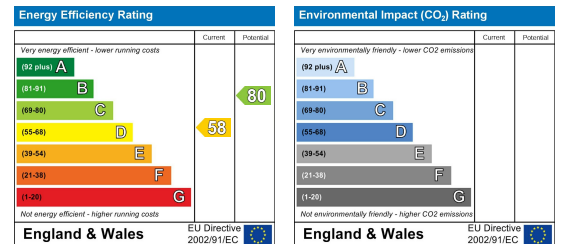
Floor Plan



Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.